



Economy, Regeneration and Housing

Portfolio Performance and Resources
Mid-Year Report 2024/5



Ambitious Stockport, creating opportunities *for everyone*

Date	20 November 2024	Version	1.0 (Scrutiny)	Approved by	CM
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ECONOMY, REGENERATION AND HOUSING PORTFOLIO HOLDER'S INTRODUCTION



It is once again a pleasure to be able to report on the progress we are continuing to make within the portfolio and the wider success we have achieved in the first two quarters of the year.

The delivery of new homes in the Town Centre continues apace following completion of the Interchange with 196 new apartments which I am pleased to report are 80% let, well ahead of forecast. This is complemented by continued progress on a range of other sites – Weir Mill, Platform by Great Places and Edward Street by Guinness. These latter two are 100% affordable schemes. There have also been recent starts on Stopford Park and St. Thomas' Gardens.



The MDC have also announced the appointment of a partner to develop the Strategic Regeneration Framework for the east of the Town Centre and plans to extend the MDC boundary to deliver a further 4,000 homes in addition to the 4,000 in Town Centre East.

There has also been extensive development activity elsewhere in the Borough with Stockroom completing in March of next year, the completion of the former BHS building, the start of the works to build the new Leisure Hub in Marple and planning permission granted on the next four phases of Stockport Exchange. I am also pleased to report good progress on Cheadle Ecopark which will begin on site early next year.

The Borough continues to receive acknowledgement as a great place to live and part of the reason for this is ensuring that there are reasons to visit the town. A full programme of activities has taken place in the first half of the year delivered in partnership with Totally Stockport and many others including Krazy Races, Stockport Paint Jam, Armed Forces Day, Stockport Pride and most recently Stockport Sunday Spectacular on 17th November. These are mostly free events and continue to bring footfall into the Town Centre. We are also seeing a programme of events across our District Centres which are helping to keep these vibrant as well.

As reported at the last Scrutiny Committee, significant progress has been made against the Economic Plan and it is our intention in 2025 to refresh this to ensure it remains current and we continue to set ourselves ambitious targets in partnership with Stockport Economic Alliance.

The issue of homelessness and temporary accommodation remains a national issue from which Stockport is not immune, and the team are continuing to work hard to ensure that we continue to support our residents as best we can whilst recognising the challenges. The pilot on Out of Borough Placements brought to the September meeting has commenced and as agreed will report back to the March Scrutiny meeting to update on progress.

Councillor Colin MacAlister
Cabinet Member for Economy, Regeneration and Housing

Revenue Budget		Capital Programme	
	£000		£000
Cash Limit	1,208	2024/25 Capital Budget	63,579
Forecast Outturn	1,208	2025/26 Capital Budget	89,714
(Surplus)/Deficit	NIL	2026/27 Capital Budget	54,705
<u>Reserves</u>		2027/28 Capital Budget	35,569
Approved use of the reserves balance is £0.839m. Planned drawdown from these reserves is £0.578m plus £0.198m net from reserve allocations reported in other portfolios and corporately.		2028/29 Capital Budget	23,337

ECONOMY, REGENERATION AND HOUSING

1. DELIVERING OUR PRIORITIES



This report is based on the **2024/25 Portfolio Agreement**, considered by the Economy, Regeneration and Climate Change Scrutiny Committee on 13th June 2024 and approved by Cabinet on 25th June 2024. The link to the agreement can be found by clicking [here](#).

This Quarter 2 (Mid-Year) report includes updates on all **delivery projects, programmes and other initiatives** set out in the portfolio agreement, up to the end of September 2024 where this is available.

Data is reported for all **performance measures** included in the agreement that have been updated since publication of the 2023/24 Annual Reports. These are categorised to reflect the council's influence and responsibility as Council, Partnership or Contextual. These categories are used to determine the type of target used as numerical, comparator, direction of travel or if no target is set. Definitions for these categories and target types are included within the agreement.

The updated Portfolio Performance Dashboards are published alongside these reports and these can be [found here](#). They contain the latest data across the full set of portfolio measures, including historical trends and comparative data (where available).

The criteria for RAG ratings and direction of travel status are shown below. The rationale for any variations to this will be clearly highlighted within the commentary.

Key to symbols used in tables

	Red – indicator is performing significantly (>5%) below target.		Getting worse – the year-end position (forecast or actual) for this indicator is less favourable than the previous year-end.
	Amber – indicator is performing slightly (<5%) below target.		Stable – the year-end position (forecast or actual) for this indicator is within 1% either side of the previous year-end.
	Green – indicator is on track or performing above target.		Getting better – the year-end position (forecast or actual) for this indicator is more favourable than the previous year-end.

GMS – measure is included in the Greater Manchester Strategy outcomes framework.

Priority 1: Delivering ambitious housing projects

Adopting a 'brownfield first' approach, the council will deliver ambitious housing projects such as those in the Mayoral Development Corporation (MDC) area, where the long-term aim is to deliver 4,000 new homes. Progress with each of the delivery projects aligned to this priority in the 2024/25 Portfolio Agreement is summarised below.

'Brownfield First' – Development on previously developed land

The local plan consultation, due to begin in September 2024, was paused due to proposed changes to the National Planning Policy Framework (NPPF). The proposed changes include a significant increase in the level of housing which would need to be planned for. These changes may have an impact on the council's ability to continue to consistently deliver a very high percentage of homes on previously developed land.

Figures for 2023/24 indicate that around 76% of gross housing additions were delivered on previously developed land. The majority of completions on greenfield land came from two sites: Cranford Golf Range (57 homes) and land at Seashell Trust (71 homes).

Delivering new homes

This data is provided annually. A total of 608 (net) additional dwellings were delivered in 2023/24 (169 of which were affordable) meaning the target for the year (550) was exceeded.

The number of net additional homes delivered in 2024/25 will be confirmed in autumn 2025. A target of 650 net additional homes has been set for 2024/25. Completions in 2024/25 so far include 196 homes at Stockport Interchange (completed in May 2024). Expected completions for the 2024/25 financial year are set out in the table below.

Scheme	Total number of homes	Number of affordable homes
Cranford Golf Centre	27	27
Hempshaw Lane	75	45
Andrew Street	32	32
Melford Road	38	38
Vine Street	12	12
Seashell Trust/Bloor Homes	55	0
Local Authority Housing Fund	4	4
Rough Sleepers Accommodation Programme	2	2
Interchange	196	0
King Street West	73	73
Woodford	75	0
Other smaller sites	75	0
Total	664	233

An additional 202 homes at Springmount Mill are expected to be completed in spring 2025, so these **might** also be completed by the end of the financial year.





Unlocking stalled housing delivery

Officers continue to work with the council’s Registered Provider Partners to deliver affordable housing under the Stockport Housing Partnership and to use affordable housing commuted sums and other grants as gap funding on stalled sites where all other avenues of funding have been exhausted. Schemes that have received additional support include:

- Edward Street (131 homes, Guinness Partnership).
- London Road (32 homes, Stockport Homes Group).
- Edinburgh Close (49 homes, Extra Care; Stockport Homes Group).
- King Street West (73 homes, Great Places).
- Chestergate (148 homes, Great Places).

Measuring Performance and Reporting Progress

Performance data on measures relating to this priority that have been updated since the publication of the 2023/24 Annual Reports is summarised in the table below. Commentary on any measures that have a ‘Red’ RAG rating, as well as those rated ‘Amber’ with a deteriorating trend, is set out beneath the table.

Indicator Name	Good Perf.	2yr Prev. (YE)	Prev. Year End	Values	Forecast	Target		
ERH 1.1: % of homes with planning permission that will be developed on brownfield sites	High (Council)	97.1 %	95.7 %	58.5 % (31/03/2024) 303 / 518		80 %		
ERH 1.2: Additional Homes Provided	High (Partnership)	481 homes	608 homes	230 homes (30/09/2024)	650 homes	650 homes		

Commentary on performance

ERH 1.1 (Brownfield planning applications)

This indicator measures the percentage of all homes with planning permission that will be developed on brownfield land over a 12-month period (April-March). It is reflective of the aims of the council's existing development plan policy relating to the location of housing development (particularly Core Strategy policies CS2 and CS4) and the wider aim of the council to develop on brownfield land as a priority.

This relatively low current figure can primarily be attributed to the permission granted on appeal at Mirrlees Fields, which accounts for 200 of the 215 homes granted on greenfield land, out of a total of 518 homes granted permission. The total number of permissioned homes reflects the downturn in permissions being granted nationally.

Priority 2: Delivering new affordable housing, managing, and maintaining our housing stock and tackling homelessness

The council will address its anti-poverty objective relating to increasing numbers of people in affordable and stable housing and reducing homelessness by working to ensure properties of all tenures are properly maintained and managed to protect residents and to work with those who are homeless, or facing homelessness, to facilitate access to decent homes that meet housing needs and are affordable. The council will also work with owners to bring long-term empty homes back into use.

Progress with each of the delivery projects aligned to this priority in the 2024/25 Portfolio Agreement is summarised below.

Delivering our Empty Properties Strategy

The Housing Standards Team continues to use a range of techniques to bring empty properties back to use across the borough, within the confines of legislation available. In Quarter 2 there was a 6% decrease in the overall number of empty properties in the borough.

A large proactive project, in partnership with the Council Tax service, began in Quarter 1 and continued throughout Quarter 2. This involved contacting over 1,200 owners of empty properties. Results from this project will be reported in the next portfolio report (Quarter 4).

Some problematic long-term properties were brought back to use during the reporting period. One property that had been vacant for more than 10 years (the owner could not be traced), was sold at auction in September 2024. It had been subject to a number of complaints as it was affecting the amenity of the area. Another two problematic properties (the owner of which had died) were brought back to use through officers working with probate solicitors and families to speed up the process. Both properties have been renovated and are now occupied.

During Quarter 2, a programme of formal enforcement action, including the start of potential Compulsory Purchase action, began on a small number of long-term empty properties that have no prospect of being brought back to use informally. This action is expensive, and the process involves a lengthy legal process. Ultimately, the Secretary of State will make the final decision as to whether the action will proceed. Though formal action has been initiated, attempts will continue to be made to bring the properties back into use informally.

Working with Stockport Homes

The council's Cabinet approved a five-year delivery plan in April 2021. The Stockport Homes Delivery Plan 2021-2026 sets out what Stockport Homes will deliver during the period 2021-2026, how it and the council will work together and how tenants, the council and other stakeholders can measure the success of Stockport Homes in achieving its objectives. An annual report on the progress against the five-year plan is also submitted to the relevant Scrutiny Committee.

The Delivery Plan and the annual outcomes report ensure there is continuous improvement in the services to tenants and the delivery of decent, modern homes that meet the needs and aspirations of communities in Stockport.

The third annual outcomes report and a mid-term review of the Delivery Plan were presented to the Economy Regeneration and Climate Change Scrutiny Committee on 5 September 2024. By undertaking a review part-way through the five-year plan, the objectives can be reviewed to ensure they are fit for purpose and enable any key changes to be incorporated into a refreshed version.

The council approved Housing Revenue Account Budget level and rent levels for 2024/25 in February 2024.

Addressing housing need, tenure options and affordable housing

A total of 29 homes were completed by Stockport Homes Group by the end of Quarter 2. By the end of Quarter 4, the following schemes (up to 233 affordable homes for the year) should be completed:

- Cranford Golf Centre (27).
- Hempshaw Lane (45).
- Andrew Street (32).
- Melford Road (38).
- Vine Street (12).
- Local Authority Housing Fund (4).
- Rough Sleepers Accommodation Programme (2).
- King Street West (73).

Addressing homelessness and rough sleeping

Homelessness duties are not rising at the same rate that presentations currently are. This is due to ongoing effective homelessness prevention work that is exceeding national and sub-regional performance levels. There were 1,446 homelessness presentations in Quarters 1 and 2, representing a 30.5% increase on presentations for the same period in 2023/24. The council owns three dedicated temporary accommodation schemes, supplemented with a number of 'off-site' flats which are far more suited to some individuals/households. Before 2022, the service had always managed demands for temporary accommodation within these existing units and had never regularly had to resort to hotel accommodation. With temporary accommodation running at capacity and limited or slow 'move ons' however, hotels have been in regular use since 2022 and there has been a general upward trend in their use since. The cost of hotel accommodation was £150,000 in 2022/23, rising to £624,000 in 2023/24. Projections for 2024/25 exceed £1 million.

Work has been undertaken to free up family-sized social housing through a 'right sizing scheme' for under-occupying tenants, and the council is working with the Stockport Housing Partnership Registered Providers to extend this approach across their stock.

A leasing scheme, with rents at Local Housing Authority rates, is being developed through funding from Greater Manchester Combined Authority (GMCA).

Significant partnership work between the agencies has been undertaken to address rough sleeping. Stockport was allocated an additional £20,000 from GMCA to address rough sleeping pressures for winter 2024/25. The primary aim of this funding is to support local authorities with building additional capacity for 'A Bed Every Night' in preparation for an anticipated uplift in bed spaces across all areas from 2025/26.

Regarding delivering the offender accommodation and support scheme, finding alternative affordable accommodation is difficult, so preventing homelessness is the overriding goal of the Housing Options Team and its internal and external partners.

A protocol approach has been developed with Children's Services for children leaving care and two dedicated schemes for supporting children leaving care to live independently have been developed.

The Domestic Abuse Service has achieved Domestic Abuse Housing Alliance (DAHA) accreditation.

Measuring Performance and Reporting Progress

Performance data on measures relating to this priority that have been updated since publication of the 2023/24 Annual Reports is summarised in the table below. Commentary on any measures that have a 'Red' RAG rating, as well as those rated 'Amber' with a deteriorating trend, is set out under the table.

Indicator Name	Good Perf.	2yr Prev. (YE)	Prev. Year End	Values	Forecast	Target		
ERH 2.1: Empty properties brought back into use	High (Partnership)	969 properties	969 properties	535 properties (30/09/2024)	1035 properties	1000 properties	G	↑
ERH 2.2: Affordable Homes Delivered	High (Partnership)	111 homes	167 homes	29 homes (30/09/2024)	200 homes	170 homes	G	↑
ERH 2.3a: Homeless - Presenting	Low (contextual)	2293 households	2571 households	1,512 households (30/09/2024)	3000 households	N/A	N/A	↓
ERH 2.3b: Homeless - Accepted	Low (Partnership)	560 households	699 households	372 households (30/09/2024)	690 households	Minimise	G	↑
ERH 2.5: Number of hotel placements (Rolling Total: Prev 12 months)	Low (Council)	136 placements	326 placements	373 placements (30/09/2024)		Aim to reduce	R	↓
ERH 2.6: Number of days spent in hotel accommodation (Rolling 12 month Average)	Low (Council)	13.6 days/placement	19.6 days/placement	27.92 days/placement (30/09/2024) 10388 / 372	29 days/placement	Aim to reduce	R	↓
ERH 2.7: Households in housing need on housing register	Low (contextual)	4419 households	4576 households	4,816 households (30/09/2024)		N/A	N/A	↓
ERH 2.8: Number of "threatened with homelessness" duty cases where a case was accepted and successfully resolved	High (contextual)	180 cases	214 cases	277 cases (30/09/2024)		N/A	N/A	↑
ERH 2.9: Affordability Index	Low (contextual)	9.07	8.94	8.54 (31/12/2023)		N/A	N/A	↑

Commentary on performance

ERH 2.5 (Number of hotel placements (rolling 12-month average) and ERH 2.6 (Number of days spent in hotel accommodation (rolling 12-month average))

Homelessness remains a significant challenge within the borough as well as sub-regionally and nationally. 2023/24 saw the highest ever number of homelessness presentations within Stockport with 2,600 households seeking assistance against a long-term average of around 1,800. There is an acute shortage of affordable housing, with less than 600 social housing tenancies becoming available compared to 1,000 five years ago and almost no private sector tenancies with Local Housing Allowance rates. In addition to general homelessness pressures in September, there was an increase in the number of Serco notifications received (15), compared to an average of 7.5 since April 2024.

Priority 3: Driving investment in regeneration projects

The key focus of this priority will be to maximise outputs and successfully deliver council-owned projects and to work with partners and third-party owners. Progress with each of the delivery projects aligned to this priority in the 2024/25 Portfolio Agreement is summarised below.

Progressing regeneration projects

Weir Mill

Construction of Weir Mill is progressing well, albeit complexities of refurbishment have delayed the programme, with completion now anticipated in June 2025. All allocated grant funding has been spent.

Stockport Exchange

No. 2 Stockport Exchange is fully let and there is strong interest from two parties taking space in No.3 Stockport Exchange.

A hybrid planning application for Phase 5 comprising a further 65,000 square feet of office space was approved in August.

Cabinet approved using compulsory purchase powers if necessary to secure the acquisition of 72-74 Wellington Road South, to enable the remaining phases of Stockport Exchange to be delivered.

Stockroom

Work on site is progressing well and the contractors have begun external works to Great Underbanks to improve accessibility. Handover from the contractor is programmed for February 2025 to facilitate a spring opening. Agents have been appointed to undertake a marketing exercise to secure an operator for the food and beverage opportunity.

Fletcher Street

Heads of terms have been agreed with Progressive Living, who have been working up a planning application for a 245-home 'age-friendly' scheme of one, two and three-bed apartments, for submission in October 2024. Progressive Living has secured brownfield funding from GMCA to support delivery.

Greenhale House

A soft market testing exercise has been undertaken with members of Stockport's Housing Partnership to gauge interest and capacity to develop the site for affordable housing. The current uncertainty around Homes England's Affordable Housing Programme is restricting appetite amongst partners. The intention therefore is to appoint an agent to market the site more widely as an affordable housing development opportunity.

Town Centre Activation

The activation programme delivered a variety of inclusive and highly successful events over the summer period, which have served to increase footfall across the town and boost the positive image of Stockport. Events included:

- Armed Forces Day (28 June).
- Merseybay (beach in Merseyway) (27 July to 31 August).
- Krazy Races (28 July).
- Secret Street Party (31 August).
- Stockport Paint Jam (22 September).

Underbanks

Multiple restoration projects have been completed, are on-site or are in the pipeline, further enhancing the area and supporting the programme of comprehensive restoration works.

Mayoral Development Corporation (MDC)

The summer saw rapid take-up of the new homes at Stockport Interchange which is now 70% occupied (exceeding the target in the business case).

Construction has continued on the three active schemes – Weir Mill, Platform (the Great Places scheme on King Street West) and Stopford Park (the scheme formerly known as Royal George Village). The council also entered into a building contract with Rowlinsons and construction of the Academy of Living Well at St Thomas' is due to begin later in the autumn.

The second phase of public consultation on the masterplan for Stockport8 concluded at the end of August. Feedback from this has informed the detailed planning application for phase 1 of the development and the outline application for phases 2 and 3. These are due for submission later in the autumn.

Grant funding was secured from Homes England and GMCA to produce a Strategic Regeneration Framework (SRF) for Town Centre East, which comprises 280 acres of land that extends east from the A6 and is bound by the M60 and St Mary's Way. The process of procuring a consultant team to deliver the SRF began in July 2024. The brief to consultants emphasised the requirement for affordable and accessible homes, creating balanced communities with access to open space, social infrastructure and good connections across town and to neighbouring communities. Eighteen tenders were received in late August. Submissions have been evaluated and shortlisted bidders interviewed. CBRE have been appointed as the successful bidder and work has begun. At the MDC Five Year celebration event, it was also announced that it is the intention to extend the boundary of the MDC to cover the whole of the town centre and this work will continue into next year alongside the production of the SRF.

Also over the summer, the Stockport8 social value fund supported a two-month activation programme in Hollywood Park. Named the 'What if? Café', this initiative saw more than 700 people from the local area participate in a range of wellbeing activities and contribute to future plans for the area.

Since July 2024, the work of the MDC has been recognised in several awards including the Local Government Chronicle's 'Small Team of the Year' and the Interchange scheme won the Northwest Housebuilders award for 'Community Impact of the Year'.

District centres

During the summer months, the District Centre Managers have worked closely with partner organisations and businesses to deliver a range of events and activities to help drive footfall into the centres. Successful events have included Street Party in Cheadle, Bramhall Festival, 'Reddfest' in Reddish and 'Night at the Musicals' in Romiley. Significant progress was also made in delivering key projects in each centre, including the installation of an outdoor seating area in Edgeley and new planters in Marple, Cheadle Hulme and Hazel Grove.

Each centre has been awarded £5,000 from Round 2 of the UK Shared Prosperity Fund (UKSPF) and partnership groups are considering which priority projects to allocate the funding to.

All eight centres continue to have vacancy rates lower than the national average (14%). Bramhall, Cheadle Hulme, Edgeley, Marple and Romiley all have vacancy rates of 6% or less. Hazel Grove has the highest at 12%, however, it has reduced over the last 12 months.

In the six months from April to September 2024, all centres saw an increase in footfall compared to the same six months last year. On average, centres have seen an increase of between 10% and 30%.

Measuring Performance and Reporting Progress

Performance data on measures relating to this priority that have been updated since publication of the 2023/24 Annual Reports is summarised in the table below. Though it has been RAG rated as green, commentary on the measure relating to footfall in the Business Improvement District (BID) is provided below the table as the methodology for calculating this measure has changed.

Indicator Name	Good Perf.	2yr Prev. (YE)	Prev. Year End	Values	Forecast	Target		
ERH 3.1: Number of planning breaches as a % of all planning applications	Low (Council)		9.6 %	10.22 % (30/09/2024) 193 / 1889	10.5 %	TBC	N/A	↓
ERH 3.2: % of planning decisions overturned at appeal (Major and Non-Major)	Low (Council)	0.38 %	0.25 %	0 % (30/09/2024)	0.5 %	0.5 %	G	↓
ERH 3.3a: % of Major planning applications dealt with in prescribed timescales (incl. Extension of Time) – 2yr rolling %	High (Council)	93.3 %	96.2 %	100 % (30/09/2024)	95 %	90 %	G	↓
ERH 3.3b: % of Minor planning applications dealt with in prescribed timescales (incl. Extension of Time) – 2yr rolling %	High (Council)	92.7 %	95.7 %	97.8 % (30/09/2024)	95 %	90 %	G	→
ERH 3.3c: % of Other planning applications dealt with in prescribed timescales (incl. Extension of Time) – 2yr rolling %	High (Council)	86.2 %	92.7 %	99.3 % (30/09/2024)	93 %	90 %	G	→
ERH 3.4: Commercial space let/sold (All)	High (Partnership)	427686 Sqft	607062 Sqft	74,307 Sqft (30/09/2024)		N/A	N/A	↓
ERH 3.5: Job creation	High (Partnership)	1023 jobs	1236 jobs	182 jobs (30/09/2024)		N/A	N/A	↓
ERH 3.6: Commercial space (town centre)	High (Partnership)	81213 Sqft	74461 Sqft	11,133 Sqft (30/09/2024)		N/A	N/A	↓
ERH 3.7: Occupancy Rate - Town Centre	High (Partnership)	77 %	80 %	79.57 % (30/06/2024) 374 / 470	79.57 %	Maximise	A	→
ERH 3.8: Ind. Businesses - Town Centre	High (Partnership)	319 businesses	317 businesses	317 businesses (30/06/2024)	317 businesses	maximise	G	→
ERH 3.9: Footfall in the Business Improvement District (12m rolling)	High (Partnership)	11884388 visitors	11873817 visitors	11,866,871 visitors (31/08/2024)	11900000 visitors	Maximise	G	→
ERH 3.10: Occupation Rates (District Centres)	High (Partnership)	92.9 %	94 %	94 % (30/06/2024) 784 / 838	94 %	Maximise	G	→

Commentary on performance

ERH 3.9 (BID footfall)

Totally Stockport has introduced a new system for monitoring footfall. The new system uses GPS data captured from mobile apps – unlike the previous system therefore, it does not require installation of any sensor equipment on site, which avoids any issues with lack of data due to equipment failure. The new system also provides historic data to allow year-on-year comparison.

From April to August 2024 there was a slight positive increase in footfall in the town centre. The opening of the new Interchange has contributed to the increase and the completion of the Merseyway public realm works has enabled larger-scale events to take place over the summer, including Summer of Sport activities at Merseyway and the return of Krazy Races. Annual events such as Armed Forces Day and Stockport Pride each attracted larger footfall than in previous years and new events such as Stock Party attracted lots of visitors.

The recent increase in lettings at STOK and Merseyway Innovation Centre, along with more employees returning to the office on a regular basis at Stockport Exchange, has also contributed to town centre footfall.

Priority 4: Supporting the business base in Stockport

Linked to the investment in regeneration is the aim to continue to support and invest in the economic and business base. This aligns with the objectives and goals in the Economic Plan. Progress with each of the delivery projects aligned to this priority in the 2024/25 Portfolio Agreement is summarised below.

Cheadle Eco Park

Following the granting of planning permission at the end of June 2024, a tender exercise was undertaken to identify a building contractor. This concluded in July, with a recommendation that Keir be appointed. The project team has been working towards appointing Keir via a Pre-Contract Services Agreement (PCSA) which will allow Keir to progress the design work before the main contract is executed.

Work to secure vacant possession of the site has progressed. Agreement was reached in September 2024 on the relocation of the telecoms mast, and the relocation of the main occupant (TLC) is expected to be complete by the end of February 2025. The council is working towards achieving vacant possession of the entire site by the end of March 2025, which will allow construction to begin.

BHS Scheme

Leases with Poundland and JD Sports have completed and both units are open and trading. Poundland opened on 3 August and is reportedly trading well. JD opened on 3 October.

Heads of Terms have been agreed with a local children's interactive play operator for the whole of the first floor. Cost estimates for the necessary landlord works to the first floor are being obtained. An Officer Decision Record will be produced to seek approval to procure a contractor to undertake the landlord works and to agree the letting to the children's play operator.

One Stockport Economic Plan

The Economic Plan actions are being delivered under its four themes. There are currently no red indicators in terms of the progress of actions. Key actions such as 'The Work Shop' and engaging more employers in the GM Good Employment Charter are seeing new businesses engaged.

Work has begun on updating councillors and the Economic Alliance on the plans for producing the next action plan. The Economic Alliance received a progress update report in September 2024.

A review of the plan's performance indicators will be required whilst producing the next action plan, to ensure that the data is statistically reliable at local authority level.

Social value and corporate social responsibility (CSR)

The council is working with YouthFed and GMCA to launch a Stockport Pledge scheme. This will bring employers closer to education and training providers to improve the offer of work experience and support for young people to identify a career path that interests them. There is a particular focus on supporting young people who are experiencing disadvantage. GMCA is funding a post for a day a week for one year to coordinate and build a network of schools and employers.

The MDC Construction Hub is progressing and will support young people to follow employment and careers in the construction sector.

More businesses are using Match My Project to identify and support social value opportunities to deliver on their contractual commitments.

Merseyway Innovation Centre (including ‘The Work Shop’)

The Merseyway Innovation Centre has opened and is attracting strong interest from businesses looking for high quality space in Stockport Town Centre with access to business support and support with innovation. The centre is currently over 80% occupied with a healthy pipeline of interest that is forecast to take occupancy up to 89% within less than a year of operating.

One success story from ‘The Work Shop’ involved an aspiring business owner speaking to the Business Growth Hub back in February. After successfully embarking upon EnterprisingYou¹, they have now opened a premises in a prime location in Bramhall.

Green Economy

The new Eco Park at Cheadle is progressing with a process for appointing a contractor nearing completion. This is a flagship project that will showcase how large commercial buildings can be constructed sustainably using materials and techniques that reduce carbon.

The scheme is already attracting interest as best practice in the industry and was highlighted at a recent GM Chamber of Commerce construction network event.

Working with partners and businesses across Stockport to have a visible commitment to a fair and inclusive approach.

The council now has 84 businesses signed up as supporters or members of the GM Good Employment Charter. The Economy, Work and Skills Team are arranging a Good Employment Charter event for Stockport businesses to explore how they can be part of offering Fair Work.



The council has organised a series of inclusive job fairs in venues in priority areas in the borough. The latest delivery model for these fairs has included arrangements to support neurodiverse job seekers to access the events.

The Special Educational Needs and Disabilities (SEND) Employment Forum is meeting and will focus on how to support employers to recruit more people with additional needs into their workforce.

Stockport Council has been accredited with the prestigious Gold Award by the Ministry of Defence for its ongoing support for veterans and their families.

Measuring Performance and Reporting Progress

Performance data on measures relating to this priority that have been updated since publication of the 2023/24 Annual Reports is summarised in the table below.

Indicator Name	Good Perf.	2yr Prev. (YE)	Prev. Year End	Values	Forecast	Target	
ERH 4.1: Occupied Managed Workspace	High (Council)	94 %	80 %	86.68 % (30/09/2024) 25433 / 29340	87%	80%	 

¹ EnterprisingYou is a program delivered by GM Business Growth hub, tailored to support those with a budding business idea, those ready to start a business or established self-employed individuals, freelancers and gig economy workers in Greater Manchester.

Priority 5: Improving access to work for all and working to ensure our workforce have the skills that employers need

Under the Fair and Inclusive pillar in the Economic Plan, the council has set an ambition to have 6,500 more Stockport residents in work by 2030. The council wants to grow an economy that is inclusive, and which provides quality employment opportunities for everyone so that residents get increased access to better work, and employers get access to a wider talent pool. It is also working on improving the skills available to employers with Trafford College Group leading the transformation of the local skills offer as a key action from the Economic Plan. Progress with each of the delivery projects aligned to this priority in the 2024/25 Portfolio Agreement is summarised below.

Employment and support programmes

The council is working with the NHS to implement the GM Work Well programme in Stockport. This will support people with physical and mental health needs to stay in, or get back into, employment.

The council is also implementing the In-Work Progression programme in Stockport. This will support people to gain promotion or move to promoted posts by training to gain increased skills and qualifications.

Skills initiatives and promoting vocational qualifications

The council is delivering a post-16 Careers Week which includes a series of events that provide high-quality information, advice and guidance to young people and their parents/carers on technical and vocational options following completion of year 11.

Working with employers and schools to increase opportunities for young people to experience the world of work and understand the range of career opportunities

The council is working with YouthFed and GMCA to launch a Stockport Pledge scheme. This will bring employers closer to education and training providers to improve the offer of work experience and support for young people to identify a career path that interests them. There is a particular focus on supporting young people experiencing disadvantage. GMCA are funding a post for a day a week for one year to coordinate and build a network of schools and employers.

Improving opportunities and outcomes for residents with SEND

The SEND Employment Forum is meeting and will focus on how to support employers to recruit more people with additional needs into their workforce.

Embedding ethical employment and promoting GM Good Employer Charter & Real Living Wage

The council now has 84 businesses signed up as supporters or members of the GM Good Employment Charter. The Economy, Work and Skills Team are arranging a Good Employment Charter event for Stockport businesses to explore how they can be part of offering fair work.

Measuring Performance and Reporting Progress

Performance data on measures relating to this priority that have been updated since publication of the 2023/24 Annual Reports is summarised in the table below.

Indicator Name	Good Perf.	2yr Prev. (YE)	Prev. Year End	Values	Forecast	Target		
ERH 5.1: Number of people supported by Adult Education Budget Local Grant funding	High (Partnership)	868 people	660 people	238 people (30/09/2024)	450 people	450 people	G	↓
ERH 5.2: Employment & Skills Agreements	High (Partnership)	100 %	100 %	100 % (30/09/2024)	100 %	100 %	G	→
ERH 5.3: Number of Stockport employers signed up to the GM Good Employment Charter	High (Council)	55 employers	70 employers	82 employers (30/09/2024)	95 employers	75 employers	G	↑
ERH 5.4: Apprenticeship starts, rate per 100,000 population	High (Partnership)	660.42 rate/100k	518.19 rate/100k	620.94 rate/100k (31/12/2023) 1860 / 299545		N/A	N/A	↑
ERH 5.5: Continuing Education - pass rate	High (Partnership)	98.9 %	90.7 %	95.33 % (30/09/2024) 2244 / 2354	93 %	93 %	G	↑
ERH 5.6: Continuing Education - retention rate	High (Partnership)	96.7 %	98.8 %	95.63 % (30/06/2024) 963 / 1007		97 %	G	↓
ERH 5.7: Continuing Education - achievement rate	High (Partnership)	51.3 %	98.7 %	99.12 % (30/09/2024) 2244 / 2264		92 %	G	→
ERH 5.8: Continuing Education - learners from Priority Areas	High (Partnership)	38.3 %	45.7 %	44.69 % (30/09/2024) 450 / 1007		40 %	G	↓
ERH 5.9: Youth Unemployment (18-24)	Low (contextual)	5.7 %	6 %	6.1 % (30/09/2024) 1105 / 18114		N/A	N/A	↓
ERH 5.10: Unemployment (16-64)	High (contextual)	3.3 %	3.25 %	3.5 % (30/09/2024)		N/A	N/A	↑
ERH 5.11 GMS: % people aged 16-64 who are in employment (employees or self-employed)	High (contextual)	77.4 %	74.8 %	75.7 % (30/06/2024) 135900 / 179500		N/A	N/A	↑

ECONOMY, REGENERATION AND HOUSING

2. FINANCIAL RESOURCES AND MONITORING



2.1 Revenue – Cash limit

Budget at Quarter 2:

Previously Reported Quarter 1 £000	Increase / (Reduction) £000	Current Budget Quarter 2 £000
1,208	NIL	1,208

Budget Changes since previously reported at Quarter 1:

Description	Movement(s) £000
N/A	

Quarter 2 Forecast:

Net Cash Limit Budget	Forecast Net Expenditure	Covid Scarring Allocations	Forecast Net Appropriations from Reserves	Forecast Net Expenditure after Scarring & Reserves	Forecast (Surplus) / Deficit Q2	Forecast (Surplus) / Deficit Q1
£000	£000	£000	£000	£000	£000	£000
1,208	1,984	0	(776)	1,208	NIL	NIL

The Quarter 2 forecast position for the Economy, Regeneration and Housing portfolio is a balanced budget which relies on savings from vacancy management and some major planning income schemes which are both expected to offset an underlying reduction in Planning and Building Control income.

The forecast includes an estimate of £0.440m for the charge to the Investment and Development (I&D) account within the Finance and Resources Portfolio.

2.2 Earmarked Reserves

Most earmarked reserves are held at a corporate level and services produce a business case to drawdown funds, which is approved through Corporate Leadership Team and Members. This strategic approach is designed to provide financial resilience for the council and to ensure that council reserves are used on an invest-to-save basis and to support council priorities. The exceptions to this are ringfenced reserves and the Directorate Flexibility Reserve.

The table below reflects planned use of reserves at Quarter 2 and is after the review of the council's reserve policy which was presented to Cabinet on 18 September 2024 (Agenda item 11)

[Agenda for Cabinet on Wednesday, 18th September 2024, 6.00 pm - Stockport Council](#)

Transfer from reserves:

Reserve Category	Reserve Narration	To be used for	Reserve / Approved Use Balance £000	Planned / Approved use of Reserves £000	Balance of Reserve £000
Directorate Reserves					
Corporate Reserves					
Corporate Reserves	Third Party Monies Reserve	CE Allen Bequest	79	0	79
Reserve Linked to Budget	Transformation - Invest to Save Reserve	Levelling up fund & Town funds for Cheadle	128	128	0
Strategic Priority Reserve	Capital Investment Reserve - Mayoral Development Corporation (MDC)	Stockport8	85	85	0
Strategic Priority Reserve	Cabinet Positive Investments	22/23 District and Local Centres Infrastructure	23	23	0
Reserve Linked to Budget	Transformation - Invest to Save Reserve	Cheadle Eco Park	164	64	100
Strategic Priority Reserve	Capital Investment Reserve - Mayoral Development Corporation (MDC)	Stockport Exchange Masterplan / Phase 5	360	278	82
		Total	839	578	261

- Approved use of the reserves balance is £0.839m.
- Planned drawdown from these reserves is £0.578m.
- Reserves held outside this portfolio being used to fund expenditure within this portfolio is £0.411m.
- Reserves funding expenditure reported in other portfolios is £0.213m.

Please note that reserves have been reviewed in line with the policy and reduced where deemed appropriate.

2.3 Portfolio Savings Programme

The savings aligned to this portfolio for 2024/25 are shown in the table below:

MTFP Driver	Proposal	Value of Savings £000's	RAG
Robust Corporate Governance	Increase Fees & Charges in Planning & Building Control	60	AMBER
Total: Economy, Regeneration & Housing		60	

Risk rating

Green – good confidence (90% plus) the saving is/will be delivered or minor variances (<£0.050m) that will be contained within the portfolio.

Amber – progressing at a reasonable pace, action plan being pursued, may be some slippage across years and/or the final position may also be a little unclear.

Red: Significant issues arising or further detailed consultation needed that may be complex/contentious.

2.4 Housing Revenue Account (HRA)

<u>2024-25 HOUSING REVENUE ACCOUNT</u>	Budget 2024-25	Forecast Outturn 2024-25 Q2	Variance 2024-25
	£000	£000	£000
<u>Expenditure</u>			
<u>Maintenance & Management</u>			
Management Fee	37,042	36,908	(134)
Hardship Fund	90	35	(55)
Strategic HRA Management	1,380	1,380	0
Rents, rates, taxes & other charges	355	370	15
Delivery Plan Initiatives	0	0	0
Total Management and maintenance	38,867	38,693	(174)
<u>Other Expenditure</u>			
HRA share of interest charges	5,648	5,630	(18)
Depreciation of fixed assets	13,898	13,898	0
Debt Management Costs	66	66	0
Bad debts provision	528	450	(78)
Solar PV Interest	57	50	(7)
Solar PV Voluntary MRP	0	0	0
New Build MRP	0	0	0
New Build Interest	804	571	(233)
New Build Management and Maintenance	195	185	(10)
Earmarked Development Provision	0	0	0
Water Charges	5,113	4,928	(185)
Sub-total	26,309	25,778	(531)
Total Expenditure	65,176	64,471	(705)
<u>Income</u>			
Rents - Dwellings	(49,710)	(49,930)	(220)
Rents from Affordable Rented	(890)	(890)	0
Rents from New Build homes	(1,618)	(1,562)	56
Rents (non-dwellings)	(300)	(300)	0
Charges for Services & Facilities	(5,782)	(5,571)	211
Solar PV FIT income	(1,350)	(1,350)	0
RHI Income	(446)	(394)	52
Water Income	(5,113)	(4,928)	185
Retained Income from RTBs	(65)	(52)	13
Total Income	(65,274)	(64,977)	297
Net Cost of Services	(98)	(506)	(408)
Investment Income	(75)	(75)	0
Sub-total	(75)	(75)	0
Net Operating Expenditure	(173)	(581)	(408)
Voluntary MRP	0	0	0

RCCO	0	34	34
Contribution from Reserves	0	0	0
Sub-total	0	34	34
(Surplus)/Deficit for year	(173)	(547)	(374)
(Surplus)/Deficit brought forward	(1,097)	(1,097)	0
Future Investment Reserve - Budgeted	173	173	0
Future Investment Reserve - Additional	0	374	374
Accumulated (Surplus)/Deficit	(1,097)	(1,097)	0

The HRA forecast at Quarter 2 is illustrating a surplus for the year of £0.547m which is £0.374m better than budgeted. This surplus is ring-fenced to be paid to Stockport Homes (SHL) towards the recovery of costs already incurred by SHL in relation to Project Phoenix.

Positive budget outcomes are mainly a result of a lower final repairs overspend position in SHL from 2023/24 which is reducing the HRA Management Fee, lower interest and bad debts, along with higher rental income due to better than budgeted voids and right to buys (RTBs).

These positive changes are offset somewhat by the following adverse variances:

Service charge income showing an adverse variance which is mainly due to the properties on York Street moving over to metered utilities during the year which means the income is received by Stockport Homes instead of the HRA.

A small adverse variance on the Renewable Heat Incentive (RHI) income, due to Hollow End Towers not resuming Biomass deliveries until October, is further offsetting some of the surplus, along with a small reduction in rent from New Build homes due to the Meadow Mill scheme not going ahead, and Vine Street delayed.

An RCCO (contribution to capital) payment of £0.034m is scheduled in-year to contribute towards the purchase of 2 homes as part of the RSAP scheme as agreed with the council.

2.5 Capital Finance Update and Outlook

Programme

Expenditure as at 30/09/24 £000	Scheme	2024/25 £000	2025/26 £000	2026/27 £000	2027/28 £000	2028/29 £000
	<u>Housing</u>					
6,168	HRA - general capital schemes	15,379	15,176	15,465	15,759	15,803
3,193	HRA - new builds	6,295	16,414	25,706	19,810	7,534
0	Affordable Homes (SHL)	5,988	10,175	0	0	0
1,309	Disabled Facilities Grant	2,900	438	0	0	0
5	Strategic Housing - Renewal	100	333	0	0	0
0	Strategic Housing - Affordable Housing	0	0	0	0	0
1	Brinnington Regeneration: Mitigation	22	0	0	0	0
10,676	Housing Schemes total	30,684	42,536	41,171	35,569	23,337
	<u>Regeneration</u>					
9	Stockport Exchange (Phase 3)	9	0	0	0	0
183	Stockport Exchange (Phase 4)	1,712	0	0	0	0
0	Markets and Underbanks	33	0	0	0	0
29	Markets and Underbanks - NHLF	461	1,279	0	0	0
759	Merseyway Development	795	0	0	0	0
0	Merseyway Development - MIC	50	0	0	0	0
5,487	Future High Streets Fund	10,301	0	0	0	0
0	Solar PV Schemes	117	0	0	0	0
4,822	Weir Mill Development	12,813	13,500	0	0	0
73	Mayoral Development Corporation	73	6,330	124	0	0
875	Academy of Living Well	3,880	10,287	9,024	0	0
5	Cultural Development Fund	75	620	1,345	0	0
47	A6 Properties Demolition	89	0	0	0	0
163	Cheadle Eco Business Park	656	15,162	3,041	0	0
119	Changing Places Toilet Fund	131	0	0	0	0
405	Stockport 8	1,700	0	0	0	0
12,976	Regeneration Schemes total	32,895	47,178	13,534	0	0
23,652	TOTAL	63,579	89,714	54,705	35,569	23,337

Resources

Resources	2024/25 £000	2025/26 £000	2026/27 £000	2027/28 £000	2028/29 £000
Capital Grants	16,728	7,923	9,825	6,282	2,275
Directly Funded Borrowing	27,630	61,138	21,960	7,638	3,901
Capital Receipts	3,991	3,925	7,717	6,564	1,695
External Contributions	75	287	0	0	0
Commutated Sums	0	1,750	490	0	0
Revenue Contributions (RCCO)	1,257	342	0	0	0
HRA funding from MRR	13,898	14,349	14,713	15,085	15,466
TOTAL	63,579	89,714	54,705	35,569	23,337

Programme Amendments – Rephasing

Scheme	2024/25 £000	2025/26 £000	2026/27 £000	2027/28 £000	2028/29 £000	Funding Source	Reason
<u>Housing</u>							
HRA - new build schemes	(3,524)	(2,081)	3,740	3,397	(610)	Capital Grants	Scheme adjustments
HRA - new build schemes	(8,310)	(57)	4,770	6,964	(1,322)	DFB	Scheme adjustments
HRA - new build schemes	(1,211)	(4,284)	5,034	(804)	(787)	Capital Receipts	Scheme adjustments
Affordable Homes (SHL)	(2,895)	3,525	0	0	0	DFB	Scheme adjustments
Disabled Facilities Grant	0	190	0	0	0	Capital Grants	Reallocation from Academy of Living Well
Disabled Facilities Grant	(248)	248	0	0	0	Capital Grants	Scheme rephasing
<u>Regeneration</u>							
Markets and Underbanks - NLHF	(470)	470	0	0	0	Capital Grants	Scheme rephasing
Weir Mill Development	(11,500)	11,500	0	0	0	DFB	Scheme rephasing
Mayoral Development Corporation	(1,700)	0	0	0	0	DFB	Reallocation to Stockport 8
Mayoral Development Corporation	(1,000)	1,000	0	0	0	Capital Receipts	Scheme rephasing
Mayoral Development Corporation	(4,330)	4,330	0	0	0	DFB	Scheme rephasing
Academy of Living Well	(120)	120	0	0	0	Capital Grants	Scheme rephasing
Academy of Living Well	0	667	(667)	0	0	DFB	Scheme rephasing
Academy of Living Well	0	190	0	0	0	Capital Grants	Additional funding
Academy of Living Well	0	(190)	0	0	0	Capital Grants	Reallocation to Disabled Facilities Grant
Cultural Development Fund	(1,965)	620	1,345	0	0	Capital Grants	Scheme rephasing
Cheadle Eco Business Park	647	15,162	3,041	0	0	DFB	Scheme increase
Stockport 8	1,700	0	0	0	0	DFB	Reallocation from MDC
TOTAL	(34,926)	31,410	17,263	9,557	(2,719)		

Progress against individual schemes

Scheme	Description																								
HRA - general capital schemes	<p>To deliver capital improvements to the council’s housing stock in line with the Housing Revenue Account (HRA) Business Plan.</p> <p>The HRA Capital Programme budget for the year is £15.379m which incorporates the £0.866m underspend rolled forward from the previous year. Expenditure at the end of September 2024 is anticipated to be £6.168m; this includes spend for projects both ahead and behind schedule, as works have been rephased to start later in the year.</p> <p>The majority of works within the 2024/25 budget are underway, with 96% of the programme complete or in progress, and a further 4% expected to start in the coming months. The year end forecast to March 2025 remains in line with the 2024/25 budget, as the full budget is expected to be spent.</p>																								
HRA - new builds	<p>Updated new build programmes are detailed below:</p> <p>The forecast spend for 2024/25 is £6.295m and is made up of the schemes below:</p> <table border="1" data-bbox="323 913 1503 1326"> <thead> <tr> <th data-bbox="323 913 655 987">Scheme</th> <th data-bbox="655 913 986 987">2024/25 Forecasted Expenditure</th> <th data-bbox="986 913 1503 987">Type of Scheme</th> </tr> </thead> <tbody> <tr> <td data-bbox="323 987 655 1061">Edinburgh Close</td> <td data-bbox="655 987 986 1061">£4.433m</td> <td data-bbox="986 987 1503 1061">35 social rent homes and 14 shared ownership homes</td> </tr> <tr> <td data-bbox="323 1061 655 1099">RSAP Phase 2</td> <td data-bbox="655 1061 986 1099">£0.180m</td> <td data-bbox="986 1061 1503 1099">8 social rent homes</td> </tr> <tr> <td data-bbox="323 1099 655 1137">London Road</td> <td data-bbox="655 1099 986 1137">£1.071m</td> <td data-bbox="986 1099 1503 1137">32 social rent homes</td> </tr> <tr> <td data-bbox="323 1137 655 1211">St Thomas Phase 2</td> <td data-bbox="655 1137 986 1211">£0.135m</td> <td data-bbox="986 1137 1503 1211">33 social rent homes and 37 shared ownership homes</td> </tr> <tr> <td data-bbox="323 1211 655 1249">LAHF</td> <td data-bbox="655 1211 986 1249">£0.470m</td> <td data-bbox="986 1211 1503 1249">Social rent homes</td> </tr> <tr> <td data-bbox="323 1249 655 1288">Other</td> <td data-bbox="655 1249 986 1288">£0.006m</td> <td data-bbox="986 1249 1503 1288"></td> </tr> <tr> <td data-bbox="323 1288 655 1326">Total</td> <td data-bbox="655 1288 986 1326">£6.295m</td> <td data-bbox="986 1288 1503 1326"></td> </tr> </tbody> </table>	Scheme	2024/25 Forecasted Expenditure	Type of Scheme	Edinburgh Close	£4.433m	35 social rent homes and 14 shared ownership homes	RSAP Phase 2	£0.180m	8 social rent homes	London Road	£1.071m	32 social rent homes	St Thomas Phase 2	£0.135m	33 social rent homes and 37 shared ownership homes	LAHF	£0.470m	Social rent homes	Other	£0.006m		Total	£6.295m	
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Total	£6.295m																								
Affordable Homes (SHL)	<p>Delivering new build housing in line with the development pipeline programme.</p> <p><u>2024/25 Programme</u> The borrowing requirement for 2024/25 is £5.988m, which covers the below schemes:</p> <ul data-bbox="323 1668 1503 1848" style="list-style-type: none"> • Andrew St (<i>Compstall</i>) - £1.590m long term borrowing for acquisition and development of 3 social rented and 29 shared ownership homes; • Melford Road (<i>Hazel Grove</i>) – £4.398m long term borrowing for the development of 87 homes, a mix of shared ownership, outright sale and social rent. 																								

<p>Disabled Facilities Grant</p>	<p>Disabled Facilities Grants are provided to facilitate the provision of major adaptations or changes to non-council owned housing (i.e. owner occupied, private rented and housing association) to meet the assessed needs of disabled people of all ages.</p> <p>Provision is demand-led. Offers of grant are based on the outcome of an assessment of need and are mandatory, subject to a grant applicant meeting the eligibility criteria, which for disabled adults includes a financial means test.</p> <p>Typical examples of adaptations funded by a DFG include stairlifts, hoists, level access showers, door widening and ramps.</p> <p>Customer confidence has returned following the Covid-19 pandemic and demand has returned to high levels, with more demand for adaptations, greater complexity of works and higher costs.</p> <p>A total of £1.309m for DFG has been spent up to Quarter 2 in 2024/25. This includes in year capitalisation of ASC revenue expenditure aligned to equipment purchases. The remainder of the allocation along with any prior year unutilised DFG will be used to support the Academy of Living Well scheme within the Economy & Regeneration portfolio.</p>
<p>Strategic Housing - Renewal</p>	<p>This funding is utilised under the Private Housing Investment and Assistance Policy on Home Repairs Assistance, to address serious assessed housing hazards for vulnerable owner occupiers with an emphasis on enabling them to remain in their own homes, and Priority Neighbourhood Assistance (PNA), to support external block improvement work on former 'right to buy properties' within the council housing investment programme. There are no current PNA schemes underway and the Home Repairs Assistance is demand led.</p> <p>A review of Home Improvement Agency work and the provision of assistance for vulnerable owner occupiers is still progressing underway with GM to consider how assistance can be targeted to support independent living, to provide a single offer across the ten LAs. The balance of these monies will be considered as part of this programme of targeted assistance through the existing policy provision of Home Repairs Assistance. Meantime, HRAs will continue to be used on a demand led basis to address serious housing hazards affecting vulnerable owner occupiers.</p>
<p>Strategic Housing - Affordable Housing</p>	<p>Through the planning process, commuted sums are available to assist with delivering affordable housing schemes across the borough.</p> <p>£0.200m has previously been approved and allocated to enable the delivery of 24 affordable apartments on Higher Hillgate. The site is to be developed by SHG. It is anticipated that the scheme will be completed in 2024/25. A further £0.966m has been approved and allocated to these projects led by SHG:</p> <ul style="list-style-type: none"> • 5, Turncroft Lane - £0.070m commuted sums - now occupied; • Rough Sleeping Accommodation Programme - £0.069m commuted sums - programme is complete and all 6 properties have been handed over; • Buy Backs - £0.171m (all properties handed over and claim made); • London Road - £0.490m - 32 homes for social rent. <p>A Specialist Affordable Housing (Autism Unit) by Bloor Homes for MSV is now complete and MSV have claimed the £0.166m commuted sums.</p>

<p>Brinnington Regeneration: Mitigation Measures</p>	<p>In April 2013, the Executive approved a comprehensive report detailing various areas of work being taken forward to meet the objectives of the Brinnington Regeneration Plan including new housing development across six sites, including land at Blackberry Lane that falls within Reddish Vale Country Park.</p> <p>In terms of the Blackberry Lane project:</p> <ul style="list-style-type: none"> • Bus stop shelter has been ordered by TfGM (SMBC PO already raised), the electric connection to the feeder pillar is complete and the shelter is pending installation from the contractor; • TRO legal notice yet to be received and will need mapping once completed; • Road Safety Audit 3 has been received with no issues with the scheme but has identified a street lighting fault in the wider area; • RSA3 has now been received; the H&S File and As Builts can be completed. <p>Officers have chased TfGM and the shelter should be installed imminently. It is anticipated that the scheme will be completed during Quarter 3 2024/25.</p>
<p>Stockport Exchange (Phase 3)</p>	<p>The office building constructed as part of Stockport Exchange Phase 3 (Number 2 Stockport Exchange) achieved practical completion in May 2020. Remaining funding will be utilised to pay retention fees and any outstanding costs.</p> <p>Industrials have taken the remainder of the first floor and have completed their fitout (June 2024) which takes the building to 100% occupancy.</p>
<p>Stockport Exchange (Phase 4)</p>	<p>Phase 4 comprising a 398-space-multi-storey car park and a 64,000 square feet office is now complete.</p> <p>The car park opened in October last year, and the office was handed over by the contractor in December.</p> <p>HURST accountants have taken a lease and have completed their fitout of the top floor of the new office (SE3). The remainder of the accommodation is being marketed at present.</p> <p>Remaining funding will be utilised to pay retention fees and any outstanding costs.</p>

<p>Markets & Underbanks</p>	<p>The regeneration of this key area continues and includes the following projects:</p> <ul style="list-style-type: none"> • Winter’s – trading as popular and successful pizza restaurant Alfredo’s Social; • Hall & Co – construction is well underway on Site E, Churchgate/Harvey St. This scheme will deliver 50 residential homes and ground floor shared workspace. Completion expected Spring 2025; • Hall & Co – demolition of Site A, Little Underbank/Mealhouse Brow has completed. The construction of 12 residential homes and 3 ground floor retail units has begun; • Hall & Co – demolition of Site C 6-16 Lower Hillgate will take place in Autumn 2024; • White Lion – new pub opened in June 2024; • 18-20 Lower Hillgate – TH Grant aided works completed in Summer 2023; • 35-37 Great Underbank – TH Grant aided scheme started in October 2023, to complete in October 2024; • 3 Little Underbank – TH Grant aided works completing, Cobblers Bar due to open Christmas 2024; • 16a Market Place – Legal works ongoing to seek access through locked gates of Astley’s Yard to rear door of unit. AFL has been drawn up and planning will be submitted on signing of this; • 33 Great Underbank – works due to start in October 2024; • 7 Rostron Brow – works expected to start late 2024.
<p>Markets & Underbanks - NHLF</p>	<p>The Townscape Heritage Initiative ‘Rediscovering the Underbanks’ enters its final full year of delivery in 2024, with the project completing in 2025. The TH Grant is made up of monies from NLHF, SMBC and property owners. The council is also running a revenue programme alongside this. All TH Grants are paid out in arrears.</p>

<p>Merseyway Development</p>	<p>Since acquiring the shopping centre in 2016, the council has pursued a redevelopment strategy that sought to diversify the uses in the centre and encourage more footfall to support the existing tenants of the Merseyway Shopping Centre and other town centre businesses. The redevelopment takes the forms of a programme of projects including redevelopment of the former BHS store, Merseyway Innovation Centre (MIC) and Future High Streets Fund (Stockroom), which are covered below. This is alongside the recent investment in improving the public realm.</p> <p><u>Redevelopment of the former BHS store</u></p> <p>The sums represent the redevelopment of the former BHS store, along with improvements to the public realm area to the front of the building in line with a tenant specification.</p> <p>Work to redevelop the two ground floor units of the former department store are now complete, both tenants, JD Sports and Poundland, have fitted out their stores and opened. Poundland opened on 3rd August 2024 and JD on 3rd October 2024. The tenants are both reporting positive trading since they opened.</p> <p>The openings represent a significant milestone as the council bring back a third former department store back into use.</p> <p>Heads of Terms have been agreed on the first-floor unit and approval is being sought for a package of landlord works to allow a new user to be open later 2025.</p>
<p>Merseyway Development – MIC</p>	<p>The MIC has been developed using funding from the council, from ERDF and from the government’s Cultural Development Fund. The MIC is managed on behalf of the council by Oxford Innovation (OI), as part of the Innovate Stockport portfolio. This includes Stockport Business & Innovation Centre at Broadstone Mill and Merchants House in the Market Place.</p> <p>MIC offers flexible office accommodation with coworking space, shared offices and individual units from 100 square feet up to 570 square feet plus a 1,000 square foot business lounge. It also offers business support through OI, excellent cycling facilities, rooftop parking and vital digital connectivity offering Gigabit-capable broadband.</p> <p>The scheme officially opened in November 2023. The scheme has recently celebrated achieving 85% capacity, following the signing of new users and several existing occupiers increasing the size of their offices.</p> <p>In the last quarter eight new businesses have taken space in MIC, leaving it with just two offices available to hire. The new users include a branding, e-commerce and web design agency, a leading European innovation and grants consultancy, and a services which gives young people a free platform to showcase their creative talents.</p>

<p>Future High Streets Fund (Stockroom)</p>	<p>The council was successful in bidding for £14.460m to redevelop approximately 8 former retail units into a new Learning and Discovery Centre, with a total budget of £16.460m including council match funding. The main contractor is currently on site and works are progressing.</p>
<p>Solar PV Schemes</p>	<p>Stockport's GM Unlocking Clean Energy Projects will see the installation of roof mounted Solar PV, some with Solar PV carports, to serve three buildings and four schools, across the borough. All schemes are part ERDF funded with a match-funding element from the council. All the works to the allocated schemes and now complete.</p> <p><u>Endeavour House</u>: The project comprised the installation of a roof mounted Solar PV array, associated carports and battery storage. Utility works for this project were undertaken alongside ground and superstructure works for the carport structure and sub-station base. Costs include contractor fees, the installation of the panels, carports, batteries, EV charging points and associated connecting infrastructure.</p> <p><u>Grand Central Leisure Centre</u>: All solar panels are installed and fully operational. There is extensive coverage on the roof. The costs included contractor fees, installation of the panels and associated infrastructure. The scheme is generating power and reducing the requirement on the electricity grid.</p> <p><u>Stockport Exchange MSCP</u>: This roof mounted solar PV scheme replaces the original intention to have solar PV on the Merseyway Shopping Centre roof. The works were designed by a specialist Muse / Galliford Try sub-contractor. The installation of the steel frames and panels completed end of summer. The scheme has been commissioned and is operational helping to supply the tenant car park with power requirements.</p>
<p>Weir Mill</p>	<p>Weir Mill is a key strategic site that has a prominent location in the MDC (Town Centre West) area, and it is adjacent to the new Interchange development.</p> <p>Homes England grant funding of £7.000m, and GMCA grant funding of £3.652m, is secured against the building and Capital and Centric, a well-regarded North West developer has bought the site to redevelop it. This grant funding sits alongside the commercial loan facility being provided by the council.</p> <p>Planning and Listed Building consent was awarded in January 2022. Sisk (John Sisk & Sons) was appointed as main contractor in May 2022 to deliver the scheme, which is to provide 253 residential apartments for rent, alongside commercial space and public realm. The building works are now well underway with completion currently anticipated mid-2025.</p> <p>The external façade to the newbuild blocks is now all but complete with internal works to deliver the apartments within the newbuild also nearing completion. Scaffolding removal to the mill buildings has now commenced with first and second fix to the apartments progressing.</p>

<p>Cultural Development Fund</p>	<p>In April 2022, DCMS awarded £2.6m via Arts Council England to deliver the Stockport Creative Campus (SCC) as one of the CDF Round 2 schemes. The project is a partnership between Stockport Council, Madlab, Manchester Metropolitan University, Future Everything & IN4. The total value of the project, including match funding, is £5.8m. Stockport Council is the accountable body.</p> <p>The project has three strands:</p> <ul style="list-style-type: none"> - Creative Campus: A tightly-knit, industry-oriented mixed-use cluster of production, engagement and inspiration spaces located in Stockport’s Old Town; - Campus Talent: A programme to build the digital skills capability needed for the next generation of digital and creative business, particularly focusing on latent, unexplored talent from across Stockport, its town centre communities in particular; - Creative Placemaking: A wide-ranging programme of public facing digital arts activities, from site-specific commissions through to family friendly skills activities and large-scale events. <p>To date the following has been delivered:</p> <ul style="list-style-type: none"> - Creative Campus: The first capital scheme facilitated by CDF to a value of £0.191m, the Merseyway Innovation Centre, was formally launched in November 2023. It is a fully supported hub for digital & creative start-up & scale up businesses with training spaces. Campus talent programmes have begun to link digital entrepreneurs with the space; - Campus Talent: Madlab have facilitated the delivery of Shift Click to 102 people in Stockport in Years 1 and 2 to date with more sessions planned for Year 2. MMU have now appointed a Research Associate to support the delivery of the Design Factory. They are now ready to initiate projects and research to support the delivery of SCC; - Creative Placemaking: Future Everything have completed an extensive round of engagement with local arts, cultural and community stakeholders and have published their action plan and vision for Digital Creative Placemaking in Stockport. The first phase of delivery has commenced which will provide an artist residency, site specific commissions, talent development sessions, online exhibitions and family friendly digital art skills workshops. <p>As well as the specific outcomes in the original bid, the partnership has led to a number of wider outcomes, which could not have been achieved without the CDF bid. These include:</p> <ul style="list-style-type: none"> - securing an additional £0.061m of GMCA culture funding to extend the reach of the Creative Placemaking programme to some of Stockport’s communities where levels of cultural engagement are lowest; - MMU’s presence in Stockport has resulted in a number of new projects being initiated, including a partnership with Stockport’s Hat Museum to deliver a digital archives project; - Madlab have secured almost £0.200m of public funding through UK Shared Prosperity Fund, UK Research & Innovation & the Power to Change Trust. This will enable them to develop their work and extend the delivery of digital programmes in Stockport.
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<p>Mayoral Development Corporation (MDC)</p>	<p>This relates to the acquisition of sites within the MDC area and any capital requirement for ongoing projects.</p>
<p>Academy of Living Well</p>	<p>This project relates to the development of an 82-bed care facility with 8 supported flats known as the Academy of Living Well. The development will be delivered by the council on part of the former St Thomas' Hospital site which was acquired by the council from Homes England in December 2019.</p> <p>Planning permission was originally granted in April 2021 and the main contractor Rowlinsons has now been appointed. Construction is due to commence on 21st October 2024 with completion in March 2027.</p>
<p>Demolition of A6 Properties</p>	<p>A contract to demolish the derelict properties fronting the A6 was let to PP O'Connor who completed this work in March 2024. The area has been landscaped and proposals for a sign/feature are currently being looked at.</p> <p>The council and Muse are desirous of purchasing the one remaining third party owned property in the development area and are currently engaged in negotiations with the owner. If an acquisition by private treaty is not possible, CPO may be required.</p> <p>A report requesting 'In-Principle' Cabinet approval to the use of Compulsory Purchase Powers went to cabinet on 18th September 2024. A final attempt to agree the purchase of this property will be made.</p>
<p>Cheadle Eco Business Park</p>	<p>The proposed Cheadle Eco Business Park, at Bird Hall Lane, is a strategic redevelopment opportunity to create c.115,000 square feet of new industrial space on council-owned land.</p> <p>The Eco Business Park will be a market demonstrator for high environmental performance, low embedded carbon and the use of renewable energy technology. This aligns with the council's clean economic growth and the Climate Action Now objectives. The site is currently under-utilised, has dated property infrastructure, and is poorly and inefficiently configured.</p> <p>Following initial designs and a business case submission to DLUHC, £4.440m of Cheadle Towns Fund capital grant has now been awarded towards the scheme. In addition, Evergreen funding has already been utilised to support the initial feasibility work. Network Space Developments have been appointed as Development Manager and are assisting the council. Planning application was submitted end of 2023 was approved at Planning Committee in April 2024. The decision notice was issued in June 2024.</p> <p>Tendering to secure a building contractor will be complete shortly with the signing of a PCSA (Pre-Contract Services Agreement). Efforts towards securing vacant possession of the site are underway. A temporary location for TLC will be required until the permanent new location in Adswood completes September 2025</p>
<p>Changing Places Toilet Fund</p>	<p>The changing places toilet fund provided four new changing places facilities within the borough. Funded by Central Government, with support from the council and Life Leisure, new facilities have been provided at Cheadle Life Leisure, Hazel Grove Life Leisure, Avondale Life Leisure and Vernon Park Café.</p>

Stockport 8	<p>Stockport 8 is a proposed residential-led development of up to 1,300 homes plus associated public realm and ground floor commercial space in Town Centre West which will be delivered over three phases.</p> <p>The capital funding relates to the council's share of design and planning costs as part of its joint venture with English Cities Fund where each party is responsible for 50% of costs up to the delivery phase. The council will receive a 50% share of future development proceeds.</p>
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